

NOONAN

TAX INVOICE

ABN 42 429 633 615

Date:

09-Aug-22

Invoice number:

1894

Invoice to:

Storch Nominees Pty Ltd
C/- dan@storchco.com.au

Property: Suite 26, Level 8, 64 Castlereagh Street, Sydney			
Description	Fee	GST	Total
Market Appraisal Letter	\$100.00	\$10.00	\$110.00
Total Amount Due	\$100.00	\$10.00	\$110.00

Our banking details are: **Noonan & Co - BSB 182 222 - Account 2897 57387**

Please make cheques payable to: **Noonan & Co Pty Limited**

Please quote invoice number when paying this account

If you dispute part or all of the amount specified in this statement, and if you have been unable to resolve the dispute, you may apply to the Fair Trading Tribunal for a determination of the matter. By law legal action to recover the amount specified in this statement cannot be commenced until 28 days after it has been served on you.

Tel: 02 9231 6000 | Fax: 02 9231 6100
Suite 19, 44 Bridge Street, SYDNEY NSW 2000 | ABN: 42 429 633 615
www.noonanproperty.com.au

PROPERTY APPRAISAL

Mr Daniel Storch
Via email: Daniel.Storch@storcho.com.au

To Whom It May Concern,

REFERENCE: SUITE 26, 64 CASTLEREAGH STREET, SYDNEY - 64M2

We confirm it is our opinion the approximate market sale value of the subject property is currently \$1,150,000 plus GST if applicable.

Recent comparable sales include the following.

- Suite 309, 7 Bridge St, Sydney (95m2): Sold for \$1,800,000
- Suite 1101, 135 Macquarie St, Sydney (91m2): Sold for \$2,000,000
- Suite 1307, 109 Pitt St, Sydney (111m2): Sold for \$2,250,000
- Suite 404, 25 Lime St, Sydney (96m2): Sold for \$1,900,000

In regard to leasing, we confirm it is our opinion the approximate market rental value of the subject property is currently \$43,000 gross per annum plus GST if applicable.

Please note this is a market opinion and not a formal valuation. Should you require any further information, please feel free to contact our office.

Yours faithfully,



Tim Noonan
Noonan Property

The information contained in this letter has been prepared in good faith and with due care by Noonan Property. The addressee should note, however, that the calculations contained in this letter are based on information available to Noonan Property by third parties. We have not independently checked this information.

The addressee ought to satisfy itself as to the correctness of the information by such independent investigation as it or its legal and financial advisers' see fit.

No liability for negligence or otherwise is assumed by Noonan Property for the material contained in this letter.